



**DESIGN COMMISSION**  
**MONDAY, OCTOBER 22, 2018 AT 6:00 PM**  
AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101  
301 W. SECOND STREET, AUSTIN, TEXAS 78701

**Commission Members**

|   |  |
|---|--|
| _____ David Carroll, Chair (District 1)           | _____ Aan Coleman (District 8)           |
| _____ Martha Gonzalez, Vice-Chair (District 2)    | _____ Beau Frail (District 6)            |
|   | _____ Samuel Franco (District 3)         |
|   | _____ Katie Halloran (District 7)        |
|   | _____ Melissa Henao-Robledo (District 5) |
|   | _____ Ben Luckens (District 10)          |
|   | _____ Evan Taniguchi (Mayor)             |
| <b>City of Austin Planning &amp; Zoning Staff</b> | _____ Bart Whatley (District 9)          |
| _____ Benjamin Campbell, Executive Liaison        | _____ Vacant (District 4)                |
| _____ Nichole Koerth, Staff Liaison               |  |

**AGENDA**

|   |
|---|
| <b>CALL TO ORDER AND ROLL CALL</b>  |
| <b>1. CITIZEN COMMUNICATION: GENERAL</b> <ul style="list-style-type: none"><li>a. The first five speakers, who shall sign up prior to the Call to Order, will each have three minutes to speak regarding items <u>not</u> on the agenda;</li></ul>  |
| <b>2. NEW BUSINESS (Discussion and Possible Action):</b> <ul style="list-style-type: none"><li>a. Discussion and possible action on the <b>Alliance Children’s Garden</b> project located in Town Lake Park, seeking a recommendation of “compliance with city design and sustainability standards” per <a href="#">Resolution 20071129-046</a> (<a href="#">Justin Lindabury</a>, TBG Partners; <a href="#">Candace Craig</a>, Dunaway/UDG; <a href="#">Patrick Beyer</a>, City of Austin Parks and Recreation Department; <a href="#">Sergio Altamirano</a>, Project Manager, City of Austin Public Works Department) (15 mins.);</li></ul> |
| <b>3. OLD BUSINESS (Discussion and Possible Action):</b> <ul style="list-style-type: none"><li>a. Staff briefing regarding the Staff review process for Downtown Density Bonus Program projects (<a href="#">Jorge Rousselin</a>, Division Manager, City of Austin Planning and Zoning Department);</li></ul>   |
| <b>4. COMMISSION-SPECIFIC BUSINESS (Discussion and Possible Action):</b> <ul style="list-style-type: none"><li>a. Discussion and possible action on the <b>September 24, 2018</b> draft meeting minutes;</li><li>b. Discussion and possible action on the <b>2019 Design Commission Schedule request</b>;</li></ul>   |

|  |
|--|
| <ul style="list-style-type: none"> <li>c. Discussion and possible action on <b>upgrading and incorporating infrastructure into the Urban Design Guidelines</b> as directed by <a href="#">Resolution 20120816-060</a> (<a href="#">Chair D. Carroll</a>);</li> <li>d. Discussion and possible action on the determination of Substantial Compliance in regards to the Urban Design Guidelines (<a href="#">B. Luckens</a>);</li> <li>e. Liaison Reports;</li> <li>f. Appointment of Committee/Working Group members by Chair;</li> <li>g. Staff briefing regarding on-site affordable unit placement;</li> </ul> |
| <b>5. FUTURE AGENDA ITEMS:</b> <ul style="list-style-type: none"> <li>a. Nomination of a liaison to the Joint Sustainability Committee;</li> </ul>   |
| <b>6. ANNOUNCEMENTS:</b> <ul style="list-style-type: none"> <li>a. Chair Announcements;</li> <li>b. Items from Commission Members;</li> <li>c. Items from City Staff;</li> </ul>   |
| <b>ADJOURNMENT</b>   |

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days before the meeting date. Please contact Nichole Koerth in the Planning and Zoning Department at [nichole.koerth@austintexas.gov](mailto:nichole.koerth@austintexas.gov) or (512) 974-2752, for additional information. TTY users route through Relay Texas at 711.

## Design Commission: Committees, Working Groups, Representatives and Liaisons

### Committees

1. Executive Committee: D. Carroll (Chair), M. Gonzalez (Vice Chair)

### Working Groups

1. Planning & Urban Design Working Group: E. Taniguchi, B. Whatley, A. Coleman, D. Carroll
2. Architecture & Development Working Group: B. Whatley, M. Gonzalez, D. Carroll, B. Frail
3. Landscape & Infrastructure Working Group: S. Franco, M. Henao-Robledo, A. Coleman, K. Halloran
4. Public Engagement Working Group: B. Luckens, S. Franco, M. Henao-Robledo
5. CodeNEXT Working Group: D. Carroll, M. Gonzalez
6. Infrastructure Design Guidelines Working Group: D. Carroll, M. Gonzalez, E. Taniguchi, B. Luckens

### Representatives & Liaisons

1. South Central Waterfront Advisory Board Representative: S. Franco
2. Downtown Commission Liaison: M. Henao-Robledo
3. Joint Sustainability Committee Liaison:

## Staff to Design Commission

City of Austin, One Texas Center, 505 Barton Springs Rd., Austin, TX 78704  
Planning and Zoning Department, Urban Design Division, 5<sup>th</sup> floor

Executive Liaison: [Benjamin.Campbell@austintexas.gov](mailto:Benjamin.Campbell@austintexas.gov) (512) 974-7691

Staff Liaison: [Nichole.Koerth@austintexas.gov](mailto:Nichole.Koerth@austintexas.gov) (512) 974-2752

Downtown Density Bonus Program: [Benjamin.Campbell@austintexas.gov](mailto:Benjamin.Campbell@austintexas.gov) (512) 974-7691

Public Works Department, Office of the City Architect, 9<sup>th</sup> floor

City Architect: [Janice.White@austintexas.gov](mailto:Janice.White@austintexas.gov) (512) 974-7997

## Resources

1. Urban Design Guidelines for Austin:  
[http://www.austintexas.gov/sites/default/files/files/Boards\\_and\\_Commissions/Design\\_Commission\\_urban\\_design\\_guidelines\\_for\\_austin.pdf](http://www.austintexas.gov/sites/default/files/files/Boards_and_Commissions/Design_Commission_urban_design_guidelines_for_austin.pdf)
2. Design Commission backup:  
[http://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/22\\_1.htm](http://www.austintexas.gov/cityclerk/boards_commissions/meetings/22_1.htm)
3. Downtown Density Bonus program:  
[https://www.municode.com/library/tx/austin/codes/land\\_development\\_code?nodeId=TIT25\\_LADE\\_CH25-2ZO\\_SUBCHAPTER\\_CUSDERE\\_ART3ADRECEDI\\_SPAGERE\\_S25-2-586DODEBOP](https://www.municode.com/library/tx/austin/codes/land_development_code?nodeId=TIT25_LADE_CH25-2ZO_SUBCHAPTER_CUSDERE_ART3ADRECEDI_SPAGERE_S25-2-586DODEBOP)

**A. PROJECT INFORMATION**

Project Name

Project Type:

Infrastructure

City building & site

Density bonus

Private project

Other

Project Location/Address

Applicant

Property Owner

Applicant Mailing Address

Property Owner Mailing Address

Applicant Telephone Number

Property Owner Telephone Number

Project Start Date

Project Completion Date

Applicant's Architect

Applicant's Engineer



1] Indicate if proposed Project is required by City Ordinance to be reviewed by the Design Commission.

2] Describe the recommendation that you are requesting from the Design Commission.

3] Current Design Phase of Project (Design Commission prefers to see projects right after approved schematic design).

4] Is this Project subject to Site Plan and/or Zoning application approvals? Will it be presented to Planning Commission and/or City Council? If so, when?

5] Does this Project comply with Land Development Code Subchapter E? List specifically any Alternative Equivalent Compliance request if any. Please refer to website for Alternate Equivalent Compliance (AEC) requirements.  
[https://www.municode.com/library/tx/austin/codes/code\\_of\\_ordinances?nodeId=TIT25LADE\\_CH25-2ZO\\_SUBCHAPTER\\_EDESTMIUS](https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_EDESTMIUS)

## B. PROJECT BACKGROUND

6] Provide project background including goals, scope, building/planning type, and schedule. Broadly address each of the “Shared Values for Urban Areas” that are listed on Page 6 of the Urban Design Guidelines. Attach additional pages as needed.

7] Has this project conducted community/stakeholder outreach? If so, please provide documentation to demonstrate community/stakeholder support of this project.

8] Is this project submitting for the Downtown Density Bonus Program? If so, please provide a completed Downtown Density Bonus Application.

9] Has the project been reviewed by COA Department (i.e. DAC) Staff? If so, please describe and cite any relevant comments or feedback that the Commission should be aware of.

10] Are there any limitations to compliance or planning principles due to the specific requirements of this project that the Commission should be aware of?

## C. EXISTING CONDITIONS AND CONTEXT

11] Identify connectivity to public transportation including, bicycle and pedestrian routes and/or multi-modal transportation. Does the project comply with ADA requirements? Provide a site context map and attach additional pages as needed.

12] Identify and describe any existing features that are required to be preserved and/or protected such as heritage trees, creeks or streams, endangered species (flora and/or fauna)? Attach additional site diagrams as needed.

13] Is this project within any City of Austin planning district, master plan, neighborhood plan, regulatory district, overlay, etc.? If so, please illustrate how this project conforms to the respective plan. Attach additional pages as needed. (See below for requirements.)

14] List any project program and/or site constraints that should be considered.

## D. RELATIONSHIP TO PUBLIC REALM

Public realm is defined as any publically owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities. The quality of our public realm is vital if we are to be successful in creating environments that people want to live and work in.

15] The shared values outlined in the Urban Design Guidelines include Human Character, Density, Sustainability, Diversity, Economic Vitality, Civic Art, A Sense of Time, Unique Character, Authenticity, Safety and Connection to the Outdoors. How is the project addressing these unique community characteristics? Is the project developing any public amenities for urban continuity and vital place making?

16] Does this project encourage street level activity to engage and respond to functional needs such as shade, rest areas, multi-modal transportation storage and paths?

17] How will the project be a good neighbor to adjacent properties? For example, describe the treatment of the transition area between properties, i.e. fence, landscape improvements, etc.

## E. ENVIRONMENTAL/SUSTAINABLE ISSUES

The Austin Urban Design Guidelines set a goal that, "All development should take into consideration the need to conserve energy and resources. It should also strive for a small carbon footprint."

18] Please list any significant components of the project that contribute to meeting this goal. If the project has been designed to accommodate future inclusion of such components (for example, by being built "solar ready") please list them.

19] If the project is being designed to meet any sustainability/environmental standards or certifications (for example, LEED Silver), please list them here and attach relevant checklists or similar documents that demonstrate how the standard or certification will be achieved.

20] If the project contains other significant sustainability components not included above that the Commission should note, please list them here.

# APPENDIX C

## IMAGINE AUSTIN RELATED POLICIES

### Land Use and Transportation Building Block

LUT P30: Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

LUT 31: Define the community's goals for new public and private development using principles and design guidelines that capture the distinctive local character of Austin.

LUT P35: Infuse public art into Austin's urban fabric in streetscapes along roadways and in such places as parks, plazas, and other public gathering places.

LUT P41: Protect historic buildings, structures, sites, places, and districts in neighborhoods throughout the City.

LUT P43: Continue to protect and enhance important view corridors such as those of the Texas State Capitol District, Lady Bird Lake, and other public waterways

LUT P44: Preserve and protect historic parks and recreation areas.

### Economy Building Block

E P6: Support up-to-date infrastructure, flexible policies, and programs, and adaptive reuse of buildings, so that local, small, and creative businesses thrive and innovate.

### Conservation and Environment Policies Building Block

CE P3: Expand the City's green infrastructure network to include such elements as preserves and parks, trails, stream corridors, green streets, greenways, and agricultural lands.

CE P11: Integrate development with the natural environment through green building and site planning practices such as tree preservation and reduced impervious cover and regulations. Ensure new development provides necessary and adequate infrastructure improvements.

### City Facilities and Services Building Block

CFS P14: Integrate erosion, flood, and water quality control measures into all City of Austin capital improvement projects.

CFS P24: Increase the share of renewable energy sources, such as wind, solar, and biomass, used by Austin Energy to generate electricity, including infrastructure for on-site sources throughout the City.

CFS P29: Increase the use of joint or shared facilities between public safety and other service providers, when possible, to provide residents with efficient services, reduce costs, and maintain public safety infrastructure.

CFS P35: Distribute public buildings where neighborhood services are located and other accessible locations throughout the City.

CFS P36: Improve multimodal public transportation access to the City's public buildings and facilities, including the Austin-Bergstrom International Airport.

CFS P37: Integrate public buildings and facilities into active, walkable, mixed use neighborhoods and complete, healthy communities.

CFS P38: Reduce energy consumption and waste generation in all public buildings to meet the City's greenhouse gas reduction and zero waste goals.

CFS P39: Develop public buildings and facilities that create healthy work environments and educate the public about energy-efficient, sustainable building, and greening best practices.

CFS P44: Feature superior design in parks and recreational facilities and include opportunities for public art and sustainable design solutions.

#### Society Building Block

S P14: Locate emergency services within close proximity to all neighborhoods and continue to improve community outreach and relationships between police and neighbors

S P25: Increase sidewalks and bicycle lanes in neighborhoods to create safer routes to schools, parks, and transit stops.

#### Creativity Building Block

C P16: Increase the availability of significant public art to designate districts and/or their entrances and to assist visitors in navigating the area.

C P17: Define Austin's sense of place through high standards for architecture and urban design, public art, public spaces and parks, and arts education.

# ALLIANCE CHILDREN'S GARDEN



|  |                                |                               |                       |                            |                            |                                   |
|--|--------------------------------|-------------------------------|-----------------------|----------------------------|----------------------------|-----------------------------------|
| <b>Client</b>                          | <b>Project Manager</b>         | <b>Landscape Architecture</b> | <b>Civil Engineer</b> | <b>Structural Engineer</b> | <b>Electrical Engineer</b> | <b>Irrigation</b>                 |
| Austin Parks and Recreation Department | Austin Public Works Department | TBG Partners                  | Dunaway / UDG         | Jose I. Guerra, Inc.       | EEA Consulting Engineers   | James Pole Irrigation Consultants |





Bouldin



Downtown



alliance  
children's  
garden

design  
commission  
presentation

overall context plan

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.







alliance  
children's  
garden

design  
commission  
presentation

enlarged context plan

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701  
  
[512] 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.





In November of 1998, Austin voters approved a motor vehicle rental tax to fund development of the Palmer Events Center venue, parking facilities, and related parkland. In 1999, the Austin City Council approved a master plan for the area which contemplates spending up to \$ 18.5 million for the related parkland improvements.

This place is to be a **children’s garden** that will represent the unique **culture of Austin** through **contextual forms, imaginative play, playful elements, and strong aesthetics.**

The goal will be the creation of a **multigenerational** play venue that is **comfortable, inviting, imaginative, engaging and visually striking.**

## OUR OBJECTIVES

- **IMAGINATION DRIVEN**  
enable children to engage through active exploration and creative play to support physical, mental and sensory development capabilities
- **EXTENSION OF PLAY**  
provide a comfortable experience for both children and adults to extend the time spent in play
- **INCLUSIVE FOR ALL**  
although child-centric in focus, the garden will engage all ages, skill levels and physical capabilities

## PUBLIC ENGAGEMENT

- DECEMBER 5, 2015 - COMMUNITY ENGAGEMENT MEETING #1
- JANUARY 7, 2016 - CONCEPTUAL DESIGN MEETING
- MARCH 9, 2016 - COMMUNITY OPEN HOUSE
- OTHER ENGAGEMENT OPPORTUNITIES - ONLINE SURVEY, WEBSITE, EMAIL, PHONE

## PUBLIC INPUT

- SHADE IS ESSENTIAL
- EXPERIENTIAL PLAY IS A MUST
- MUST HAVE SWINGS
- BERM SLIDES WOULD BE WELL LOVED
- MATERIALS MUST REFLECT AUSTIN’S NATURAL ENVIRONMENT
- THIS SHOULD BE A CULTURAL PARK
- BALANCE NATURAL AND SYNTHETIC MATERIALS
- CREATE A VISUALLY STRIKING PARK

## CMAR PROJECT MILESTONES

- JUNE 26, 2016 - CMAR DELIVERY METHOD APPROVED BY CITY COUNCIL
- OCTOBER 17, 2016 - INITIAL CMAR SOLICITATION RELEASE
- FEBRUARY 2017 - CMAR REISSUED FOR SOLICITATION
- AUGUST 2017 - CONTRACTOR (SPAUGLASS) APPROVED BY COUNCIL







TBG

alliance  
children's  
garden

design  
commission  
presentation

DD site plan

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.







TBG

alliance  
children's  
garden

design  
commission  
presentation

skyline view  
garden

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.





TBG

alliance  
children's  
garden

design  
commission  
presentation

view of rock and  
slide valley

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.





TBG

alliance  
children's  
garden

design  
commission  
presentation

view of hill country,  
feature wall, and rock  
and slide alley

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.





TBG

alliance  
children's  
garden

design  
commission  
presentation

current site plan

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.





TBG

alliance  
children's  
garden

design  
commission  
presentation

overall shade plan

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.



# Q & A



TBG

alliance  
children's  
garden

design  
commission  
presentation

Austin, Texas  
10/22/2018

TBG  
1705 Guadalupe St.  
Suite 500  
Austin, Texas 78701

(512) 327 1011  
tbgpartners.com

The information shown is based on  
the best information available and is  
subject to change without notice.

# Downtown Density Bonus Program

## Staff Review and Assessment of Projects



**URBAN DESIGN  
PLANNING & ZONING DEPARTMENT**



# Background

## THE DOWNTOWN AUSTIN PLAN AND DENSITY BONUSES

- 2005** – City Council directed the Downtown Austin Plan to recommend procedures for modifying FAR and height standards where appropriate
- 2006** – City Council:
1. Directed the creation of an Affordable Housing Incentives Task Force
  2. Directed the Design Commission to make recommendations for Density Bonuses
- 2008** – City Council:
1. Passes “interim” Density Bonus ordinance
  2. Directs Downtown Austin Plan to come forward with recommended Downtown Density Bonus Program



# Background

## THE DOWNTOWN AUSTIN PLAN AND DENSITY BONUSES

**2013** – City Council adopts an ordinance to repeal and replace 25-2-586 relating to zoning regulations for the CURE combining district and Downtown Density Bonuses.

*(Ordinance No. 20130627-105)*

**2014** – City Council:

1. Directed the creation of an Affordable Housing Incentives Task Force
2. Directed the Design Commission to make recommendations for Density Bonuses

**2014** – City Council adopts an ordinance amending 25-2 regarding Density Bonus Regulations in the Downtown Density Bonus Program and the Rainey St. Subdistrict.

*(Ordinance No. 20140227-054)*



# Context

## THE DENSITY BONUS PROGRAM IS AN INCENTIVE-BASED TOOL FOR ACHIEVING DOWNTOWN DENSITY

1. Providing for additional density in return for specified community benefits.
2. A density bonus program is most effective in mature urban areas where there is strong development pressure.
3. To be successful, bonuses must result in clear benefits to *both* the community and the developer.



# Context

## FUNDAMENTAL PRINCIPLES UNDERLYING THE DENSITY BONUS PROGRAM

1. Density should be encouraged, not penalized.
2. Retain existing zoning as the baseline.
3. All development should provide high quality urban design.
4. There should be one, administrative, and predictable pathway to a density.
5. Allow additional density only where appropriate.

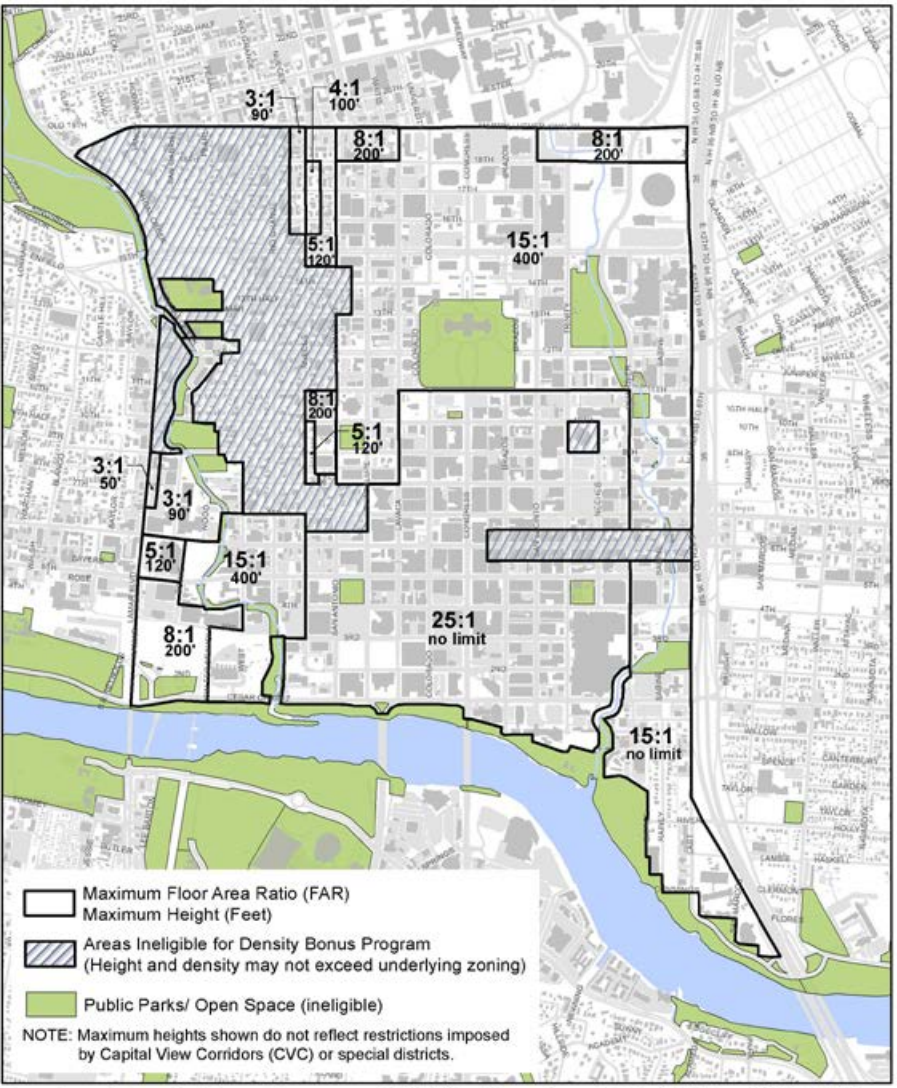


# Context

## AREAS OF ELIGIBILITY

No project may receive additional density unless it is one of the areas of eligibility as identified by this map.

Within each area of eligibility, there are specified FAR and height limits beyond which a project cannot go.



Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map





# LDC 25-2-586

## DOWNTOWN DENSITY BONUS PROGRAM

### 25-2-586 (C) *Program Requirements.*

- (1) Gatekeeper Requirements.
  - (a) To receive bonus area, the director must determine that the project substantially complies with the Urban Design Guidelines.
    - (i) The applicant must submit to the director a schematic level site plan, building elevations, and other drawings, simulations or other documents necessary to fully describe the urban design character of the project and relationship of the project to its surroundings.
    - (ii) The Design Commission shall evaluate and make recommendations regarding whether the project complies with the Urban Design Guidelines **and the director shall consider comments and recommendations of the Design Commission.**
  - (b) The applicant shall execute a restrictive covenant committing to provide streetscape improvements along all public street frontages, consistent with the Great Streets Standards.
  - (c) The applicant shall execute a restrictive covenant committing to achieve a minimum two star rating under the Austin Energy Green Building program using the ratings in effect at the time the project is registered with the Austin Energy Green Building program. The applicant shall also provide the director with a copy of the project's signed Austin Energy Green Building Letter of Intent before the director may approve bonus area for a site.

(Emphasis added)



# LDC 25-2-586

## DOWNTOWN DENSITY BONUS PROGRAM

### 25-2-586 (C) *Program Requirements.*

- (2) After the director determines the applicant meets the gatekeeper requirements, the applicant shall provide sufficient written information so that the director can determine:
  - (a) the site's primary entitlement;
  - (b) the amount of bonus area that the applicant is requesting;
  - (c) the total dollar amount the applicant will pay if the applicant chooses to obtain the entire bonus area exclusively by paying a development bonus fee, and the amount of the fee to be dedicated to each community benefit; and,
  - (d) the community benefits the applicant proposes to provide to obtain bonus area if the bonus area will not be obtained exclusively by paying a development bonus fee.

(Emphasis added)



**LDC 25-2-586**

## **DOWNTOWN DENSITY BONUS PROGRAM**

### **Simplified breakdown of process**

- 1** Submittal of schematic site plan to director.
- 2** Design Commission evaluates project and makes a recommendation. The director shall consider the recommendations.
- 3** Applicant executes a restrictive covenant committing to Great Streets and Green Building requirements.
- 4** The director will issue a written notice of approval that indicates the project's allowable floor-to-area ratio and height. [LDC 25-2-586 (I)]





## LDC 25-2-586

### DOWNTOWN DENSITY BONUS PROGRAM

#### Simplified breakdown of process

- 1 Submittal of schematic site plan to director.
- 2 Design Commission evaluates project and makes a recommendation. The director shall consider the recommendations.
- 3 Applicant executes a restrictive covenant committing to Great Streets and Green Building requirements.
- 4 The director will issue a written notice of approval that indicates the project's allowable floor-to- area ratio and height. [LDC 25-2-586 (I)]

A tall, modern glass skyscraper with a distinctive stepped top, reflecting the sky and clouds. The building is situated in an urban environment with a street in the foreground. Several cars are visible on the street, and a traffic light is positioned near the intersection. The overall scene is captured in a teal-tinted color scheme.

# Review Process

Design Commission evaluates project and makes a recommendation. The director considers the Commission's recommendations.







# Review Process

## COMMISSION RECOMMENDATIONS AND STAFF REVIEW

Staff receives recommendations from the Design Commission and considers the recommendations prior to the issuance of a written notice of approval that indicates the project's allowable floor-to- area ratio and height:

### Basic initial considerations:

1. How has the applicant considered and incorporated recommendations of the Design Commission?
2. If the applicant did not incorporate recommendations proposed by the Design Commission, why not? Are the recommendations technically feasible?
3. Staff discusses and analyzes Design Commission's recommendations.
4. Staff begins review of project while considering the Commission's recommendations.
5. Staff may work with the applicant to address Commission recommendations, if applicable.



## Staff Review Process

### STAFF REVIEW

While considering the Commission's recommendation, Staff reviews the project based on meeting the intent of the **Vision for Our Urban Places as described in the Urban Design Guidelines for Austin (Pg. 10)**

1. Promote an intuitive understanding of the layout of any urban place
2. Reinforce the sense of time and historical continuity
3. Foster physical continuity
4. Develop the public nature of all urban places
5. Encourage a diversity of uses, activities and sizes of development
6. Encourage public and private investment in the future of Austin
7. Reinforce the unique character of Austin
8. Create a safe urban environment
9. Create a comfortable urban environment
10. Create a hierarchy of transportation which begins with pedestrians
11. Actively promote civic art
12. Encourage a vibrant cultural atmosphere
13. Encourage intense street level activity
14. Maintain a sense of connection to the natural environment
15. Encourage an architecture whose design responds to functional needs and reinforces urban activities
16. Encourage quality building
17. Promote urban residential uses
18. Create an economically vibrant urban area
19. Strive for environmental balance
20. Create an interconnected system of attractive open spaces





## Staff Review Process

### STAFF REVIEW

Staff conducts a review of specific guidelines that implement the vision statements.

#### Example:

1. Does the project promote an intuitive understanding of the layout of any urban place? ***[Area-wide Urban Guidelines]***
2. Does the project reinforce the sense of time and historical continuity? ***[Area-wide Urban Guidelines]***
3. Does the project foster physical continuity? ***[Area-wide Urban Guidelines]; [Guidelines for the Public Streetscape]; [Guidelines for Plazas and Open Space]***



20. Does the project create an interconnected system of attractive open spaces? ***[Area-wide Urban Guidelines]; [Guidelines for the Public Streetscape]; [Guidelines for Plazas and Open Space]; [Guidelines for Buildings]***





## STAFF REVIEW

Staff also evaluates the project against specific guidelines in the following manner:

1. Does the project meet the goal or standard described in the guideline?
2. How does the proposed design address design constraints?
3. How could this design be improved to better meet the goals and values of the Urban Design Guidelines?
4. Does the design contribute to the implementation of the Downtown Austin Plan?
5. Is the proposed land use allowed by code?
6. How does the design respond to its context within Downtown?



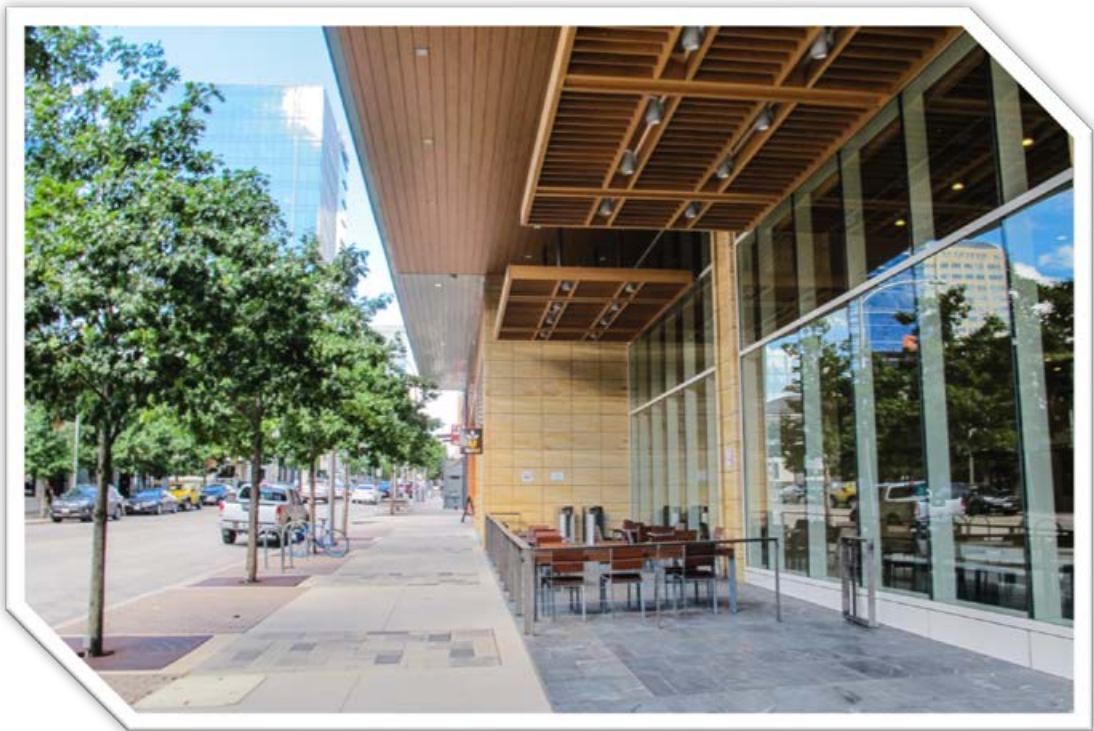


# Staff Review Process

## STAFF REVIEW

Purpose of review is to do a **qualitative assessment** of the project meeting the vision and specific guidelines contained in the Urban Design Guidelines for Austin.

This review helps staff arrive at determining the successful execution of the gatekeeper requirements of 25-2-586(C)(2).





## Staff Review Process

### STAFF REVIEW

Downtown Density Project review cannot address the following:

1. Require a specific allowed use under the base zoning entitlements;
2. Require different land use(s) allowed or not allowed in base zoning district;
3. Place a limit on the amount of parking, or, in the context of Downtown, require parking be waived; or
4. Require parking to be placed below grade.





# Staff Review Process

## Application Review

- Staff receives and reviews application for completeness, accuracy, and compliance all supporting material.
- Staff may meet with applicant to review program process, requirements, and proposed design.

## Design Commission Working Group

- Meeting with the Design Commission Working Group is set for approximately 4 weeks before a formal Design Commission meeting.
- Applicant presents the proposed design to the Working Group.
- Working Group prepares a draft recommendation.

## Design Commission Meeting

- Applicant presents to the Commission.
- Design Commission may make a recommendation on whether the proposed design substantially complies with the City's Urban Design Guidelines.
- Chair finalizes the Commission's recommendation letter and sends it to Staff.



# Staff Review Process

## Staff Review

- UD Staff will perform a review of the density bonus project as outlined in the Program Requirements including methodology described.

## Restrictive Covenant

- Applicant will prepare and execute a restrictive covenant which binds the project to the requirements of the program as specified in 25-2-586(C)((1)(a)(b) and (c).

## Feedback

- Once a project receives a bonus via the administrative process as outline in 25-2-586, UD staff will provide information about the final recommendation and result of the staff and Director review to the Design Commission.



An aerial, high-angle photograph of a city street, likely in a downtown area. The street is lined with modern, multi-story buildings. A white van is driving down the street, and a white car is parked on the right side. Pedestrians are visible on the sidewalks. The entire image is overlaid with a semi-transparent blue filter. The text 'Staff Review Process' is written in a large, bold, black font across the middle of the image.

# Staff Review Process

Ultimately, it is the combined review of the Commission's recommendations in addition to Staff's assessment that lead to the Director's written notice.



### Director's written notice of approval



## Next Steps

### Application

- Rework Application
- Emphasize Vision & Guidelines

### Process

- Streamline process
- Density Bonus Manual

### Feedback

- Provide regular updates to Design Commission





**Questions?**



**DESIGN COMMISSION**  
**MONDAY, SEPTEMBER 24, 2018 6:00 PM**  
**AUSTIN CITY HALL, BOARDS AND COMMISSIONS ROOM 1101**  
**301 W. SECOND STREET, AUSTIN, TEXAS 78701**

**Meeting Minutes**

Call to order by: **Chair D. Carroll at 6:02 p.m.**

**Member List**

|   |                              |   |                       |
|---|------------------------------|---|-----------------------|
| X | David Carroll – Chair        |   | Melissa Hanao-Robledo |
| X | Martha Gonzalez – Vice-Chair | X | Ben Luckens           |
| X | Aan Coleman                  | X | Evan Taniguchi        |
| X | Beau Frail                   | X | Bart Whatley          |
| X | Samuel Franco                |   | VACANT                |
| X | Katie Halloran               |   |                       |

Support Staff in attendance: Benjamin Campbell (Executive Liaison; PAZ); Nichole Koerth (Staff Liaison; PAZ)

**1. CITIZEN COMMUNICATION:**

**None.**

**2. NEW BUSINESS (Discussion and Possible Action):**

- a. Discussion and possible action to evaluate and make recommendations regarding whether the **91 Red River** project, located at 91-93 Red River Street, complies with the [Urban Design Guidelines](#), a gatekeeper requirement for the Downtown Density Bonus Program ([LDC §25-2-586\(C\)\(1\)\(a\)\(ii\)](#)) ([Axel Weisheit](#), Ziegler Cooper Architects; [Eric Schultz](#), dwg.; [Harrison Hudson](#), Kimley-Horn) (15 mins.);

[Axel Weisheit](#), [Eric Schultz](#), [Harrison Hudson](#), and Will Marsh ([Endeavor](#)) presented and was available to answer questions by the Commission.

**The motion to recommend that the project complies with the Urban Design Guidelines was made by Vice-Chair M. Gonzalez; second by Commissioner S. Franco. The motion was approved on a unanimous vote of [9-0-0].**

**Commissioner M. Henao-Robledo was absent.**

- b. Staff briefing regarding the request by the Design Commission that existing Great Streets elements such as trees, furnishings, and pavers (when applicable), be returned to the City when removed for a new private Great Streets project, or when removed by a public entity ([Humberto Rey](#), Great Streets Program Manager, Urban Design Division,



Planning & Zoning Department; [Keith Mars](#), Urban Forestry Program Manager, Development Services Department; [Pirouz Moin](#), Engineering Supervisor, Street & Bridge Division, Public Works Department) (15 mins.);

[Humberto Rey](#), [Keith Mars](#), and [Pirouz Moin](#), provided the briefing and were available to answer questions from the Commission.

Commissioner Franco left the dais at 7:14 p.m.

Commissioner Franco returned to the dais at 7:16 p.m.

Commissioner Halloran left the dais at 7:16 p.m.

Commissioner Halloran returned to the dais at 7:21 p.m.

**No action taken.**

3. OLD BUSINESS (Discussion and possible Action):

- a. None

4. COMMISSION-SPECIFIC BUSINESS (Discussion and Possible Action):

- a. Discussion and possible action on the **August 27, 2018** draft meeting minutes;

**The motion to approve the minutes, as drafted, was made by Vice-Chair M. Gonzalez; Second by Commissioner E. Taniguchi. The motion was approved on a unanimous vote of [9-0-0].**

- b. Re-Introduction and update from City Architect [Janice White](#);

Janice White presented information regarding her tenure and abilities as the City Architect, as well as [Peter Davis](#) (LEED/Sustainability Project Manager; City of Austin), who presented information in regards to LEED processes and determination.

Commissioner Luckens left the dais at 8:00 p.m.

Commissioner Luckens returned to the dais at 8:04 p.m.

**No action taken.**

- c. Discussion and possible action on the determination of Substantial Compliance in regards to the Urban Design Guidelines ([B. Luckens](#));

**This discussion is ongoing. No action taken.**

- d. Liaison Reports;



**None.**

- e. Appointment of Committee/Working Group members by Chair;

Chair Carroll and Commissioners Whatley, Taniguchi and Luckens stated that they would be present at the meeting on Thursday.

- f. Staff update regarding Downtown Density Bonus Program projects, including fee-in-lieu collection;

Mr. Campbell provided the update and was available to answer questions from the Commission.

- g. Review of recusal and conflict of interest for Commissioners;

Mr. Campbell gave a brief overview of the procedure for recusal.

5. FUTURE AGENDA ITEMS:

- a. Nomination of a liaison to the Joint Sustainability Committee.

6. ANNOUNCEMENTS:

- a. Chair Announcements:

**None.**

- b. Items from Commission Members:

**None.**

- c. Items from City Staff:

**None.**

**ADJOURNMENT by consensus at: 8:26 p.m.**

### **Proposed 2019 Design Commission Schedule**

**January 28, 2019**

**February 25, 2019**

**March 25, 2019**

**April 22, 2019**

**May 20, 2019<sup>1</sup>**

**June 24, 2019**

**July 22, 2019**

**August 26, 2019**

**September 23, 2019**

**October 28, 2019**

**November 25, 2019**

**December 16, 2019<sup>2</sup>**

**Meetings are held on the 4<sup>th</sup> Monday of every month except where noted.**

<sup>1</sup> Meeting moved from 4<sup>th</sup> Monday to 3<sup>rd</sup> Monday due to Memorial Day

<sup>2</sup> Meeting moved from 4<sup>th</sup> Monday to 3<sup>rd</sup> Monday due to Christmas Holiday

[Project Name] DDBP Request  
Review of Substantial Compliance with UD Guidelines

| Area Wide Guidelines          |  |                                |               |
|-------------------------------|--|--------------------------------|---------------|
|                               | Guideline  | Maximum Points (if applicable) | Points Earned |
| 1                             | AW-1: Create dense development   | 5                              |               |
| 2                             | AW-2. Create mixed-use development   | 5                              |               |
| 3                             | AW-3. Limit development which closes downtown streets                        | 1                              |               |
| 4                             | AW-4. Buffer neighborhood edges  | 1                              |               |
| 5                             | AW-5. Incorporate civic art in both public and private development           | 5                              |               |
| 6                             | AW-6. Protect important public views   | 1                              |               |
| 7                             | AW-7. Avoid historical misrepresentations                                    | 1                              |               |
| 8                             | AW-8. Respect adjacent historic buildings                                    | 4                              |               |
| 9                             | AW-9. Acknowledge that rooftops are seen from other buildings and the street | 3                              |               |
| 10                            | AW-10. Avoid the development of theme environments                           | 2                              |               |
| 11                            | AW-11. Recycle existing building stock                                       | 2                              |               |
|                               | AW Total Possible  | 30                             |               |
| Public Streetscape Guidelines |  |                                |               |
| 12                            | PS-1. Protect the pedestrian where the building meets the street             | 5                              |               |
| 13                            | PS-2. Minimize curb cuts   | 1                              |               |
| 14                            | PS-3. Create a potential for two-way streets                                 | 1                              |               |
| 15                            | PS-4. Reinforce pedestrian activity  | 5                              |               |
| 16                            | PS-5. Enhance key transit stops  | 3                              |               |
| 17                            | PS-6. Enhance the streetscape  | 5                              |               |
| 18                            | PS-7. Avoid conflicts between pedestrians and utility equipment              | 5                              |               |
| 19                            | PS- 8. Install street trees  | 5                              |               |
| 20                            | PS- 9. Provide pedestrian-scaled lighting                                    | 4                              |               |
| 21                            | PS- 10. Provide protection from cars/promote curbside parking                | 2                              |               |
| 22                            | PS-11. Screen mechanical and utility equipment                               | 4                              |               |
| 23                            | PS-12. Provide generous street-level windows                                 | 5                              |               |
| 24                            | PS-13. Install pedestrian-friendly materials at street level                 | 5                              |               |



[Project Name] DDBP Request  
Review of Substantial Compliance with UD Guidelines

|   |    |  |
|---|----|--|
| PS Total Possible   | 50 |  |
| <b>Building Guidelines</b>  |    |  |
| B- 1. Build to the street   | 4  |  |
| B- 2. Provide multi-tenant, pedestrian-oriented development at the street level   | 5  |  |
| B-3. Accentuate primary entrances   | 5  |  |
| B- 4. Encourage the inclusion of local character                                  | 3  |  |
| B- 5. Control on-site parking   | 2  |  |
| B- 6. Create quality construction   | 1  |  |
| B- 7. Create buildings with human scale   | 5  |  |
| B Total Possible  | 25 |  |
| <b>Plaza and Open Space Guidelines</b>  |    |  |
| PZ-1. Treat the four squares with special consideration                           | 5  |  |
| PZ- 2. Contribute to an open space network  | 3  |  |
| PZ- 3. Emphasize connections to parks and greenways                               | 4  |  |
| PZ- 4. Incorporate open space into residential development (pool, deck, dog area) | 3  |  |
| PZ- 5. Develop green roofs  | 1  |  |
| PZ- 6. Provide plazas in high use areas   | 3  |  |
| PZ- 7. Determine plaza function, size, and activity                               | 5  |  |
| PZ- 8. Respond to microclimate in plaza design                                    | 5  |  |
| PZ- 9. Consider views, circulation, boundaries, and subspaces in plaza design     | 5  |  |
| PZ- 10. Provide an appropriate amount of plaza seating                            | 3  |  |
| PZ- 11. Provide visual and spatial complexity in public spaces                    | 3  |  |
| PZ- 12. Use plants to enliven urban spaces  | 5  |  |
| PZ- 13. Provide interactive civic art and fountains in plazas                     | 3  |  |
| PZ- 14. Provide food service for plaza participants                               | 2  |  |

[Project Name] DDBP Request  
Review of Substantial Compliance with UD Guidelines

|  |  |     |  |
|--|--|-----|--|
|  | PZ- 15. Increase safety in plazas through wayfinding, lighting, & visibility | 5   |  |
|  | PZ- 16. Consider plaza operations and maintenance                            | 5   |  |
|  | PZ Total Possible  | 60  |  |
|  |  |     |  |
|  |  |     |  |
|  | Total number of Possible Points  | 165 |  |